

**NO TRANSFER
TAX PAID**

Doc # 2005012579
Book 8407 Page 0191

WARRANTY DEED
(Joint Tenancy)

Waterville
57-224

KNOW ALL MEN BY THESE PRESENTS, that **JOYCE M. SIMPSON**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **SHEREE M. DANFORTH**, of Readfield, and **TODD SIMPSON**, of Waterville, both of County of Kennebec and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Sheree M. Danforth and Todd Simpson, their heirs and assigns forever as joint tenants and not as tenants in common, a certain lot or parcel of land together with any buildings thereon located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Beginning on the westerly line of Drummond Avenue at the northeast corner of land now or formerly of John Rogers; thence running westerly on the northerly line of said Rogers a distance of one hundred seventy-three feet (173'); thence northerly and at right angles to the line just run, a distance of sixty feet (60'); thence easterly and at right angles to the last-mentioned line, and parallel to the first-mentioned line, a distance of one hundred seventy-three feet (173') to the westerly line of Drummond Avenue; thence southerly along the westerly line of Drummond Avenue a distance of sixty feet (60') to the point of beginning.

MEANING AND INTENDING to convey the same premises as conveyed to Joyce Marie Simpson by Warranty Deed of Joseph A. Marshall and June O. Marshall dated March 27, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2091, Page 327.

Excepting and reserving however, for the benefit of the Grantor herein, the right to use and occupy the said real estate during the remaining years of her lifetime, this being the **reservation of life estate**. During such period of life use, the said Grantor will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantor shall be responsible for the cost of repairs and ordinary maintenance.

(2) Hale, Hale

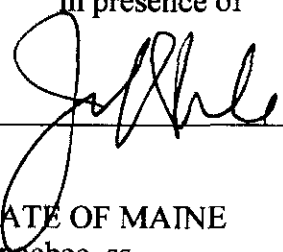
57-224

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Sheree M. Danforth and Todd Simpson, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Sheree M. Danforth and Todd Simpson, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Joyce M. Simpson have hereunto set my hand and seal this 25th day of April, 2005.

Signed, Sealed and Delivered
in presence of

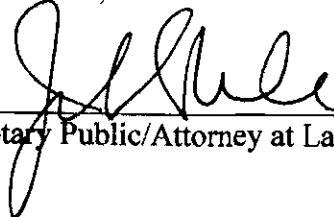

STATE OF MAINE
Kennebec, ss.


JOYCE M. SIMPSON

April 25, 2005

Personally appeared the above named **Joyce M. Simpson** and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law

Received Kennebec SS.
05/13/2005 10:43AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

JOHN E. NALE
Notary Public, Maine
My Commission Expires November 13, 2010